148.0	0005	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	856,300 /	856,300
					USE VALUE:	856,300 /	856,300
					ASSESSED:	856,300 /	856,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HOWARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADAMOWICZ PETER M
Owner 2:	
Owner 3:	
Street 1:	15 HOWARD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ADAMOWICZ PETER M -
Owner 2:	ADAMOWICZ JOANNE C/ TRUSTEE -
Street 1:	15 HOWARD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 2656 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5133.000	454,500		401,800	856,300
Total Card	0.118	454,500		401,800	856,300
Total Parcel	0.118	454,500		401,800	856,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.40 | /Parcel: 322.40

Legal Description

User Acct 97567

GIS Ref

GIS Ref

Insp Date 07/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 148.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	454,500	0	5,133.	401,800	856,300		Year end	12/23/2021
2021	104	FV	434,200	0	5,133.	401,800	836,000		Year End Roll	12/10/2020
2020	104	FV	434,500	0	5,133.	401,800	836,300	836,300	Year End Roll	12/18/2019
2019	104	FV	336,300	0	5,133.	401,800	738,100	738,100	Year End Roll	1/3/2019
2018	104	FV	336,300	0	5,133.	355,900	692,200	692,200	Year End Roll	12/20/2017
2017	104	FV	315,800	0	5,133.	298,500	614,300	614,300	Year End Roll	1/3/2017
2016	104	FV	315,800	0	5,133.	298,500	614,300	614,300	Year End	1/4/2016
2015	104	FV	282,200	0	5,133.	258,300	540,500	540,500	Year End Roll	12/11/2014

!11586!

PRINT

Date	Time
12/30/21	12:45:34

LAST REV

Date	Time
06/30/21	11:35:46
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11586

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMOWICZ JOANN	77094-127	1	3/1/2021	Family	395,000	No	No	8	Joanne C. Adamowicz as trustee transferred he
ADAMOWICZ JOANN	58141-270		12/22/2011	Convenience	1	No	No		Joanne C Adamowicz transferred her half inter
	15872-372		11/1/1984		155,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
7/16/2018	MEAS&NOTICE	CC	Chris C
1/16/2009	Measured	345	PATRIOT
3/31/2000	Inspected	276	PATRIOT
11/29/1999	Measured	256	PATRIOT
7/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	97567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5133		Sq. Ft.	Site		0	70.	1.12	8									401,795						401,800	

Total AC/HA:	0.11784	Total SF/SM:	5133	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	401,795	Spl Credit		Total:	401,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04533124
Const Adj.:	0.93100190
Adj $ / SQ:	175.177
Other Features:	123500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658671
Depreciation:	204188
Depreciated Total:	454483

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

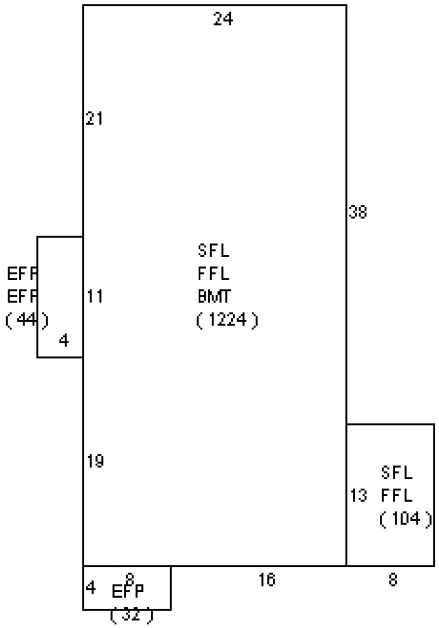
No Unit	RMS	BRS	FL
2	7	2	
Totals			
2	14	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.18
Special Features:	0	Val/Su Net:	113.63
Final Total:	454500	Val/Su SzAd	171.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,328	175.180	232,635
SFL	Second Floor	1,328	175.180	232,635
BMT	Basement	1,224	52.550	64,325
EFP	Enclos Porch	120	46.470	5,576

Net Sketched Area:	4,000			Total:	535,171
Size Ad	2656	Gross Area	4000	FinArea	2656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	